

To date, ATXI has been unsuccessful in obtaining an easement from JMB Real Properties LLC Series No. 4. JMB owns one parcel totaling approximately 80 acres along the Pana to Mt. Zion segment of the Project in Macon County, Illinois. This parcel has been designated internally as A_ILRP_PZ_MA_431_ROW. As summarized on ATXI Exhibit 2.1, as of January 12, 2015, ATXI has contacted, or attempted to contact, JMB representatives on approximately 36 occasions, including 15 emails, 5 in-person meetings, 4 letters, 6 phone calls and 6 voicemails.

ATXI met with Ms. Pattie Wetherell, the company's Chief Financial Officer on May 21st, and provided ATXI's compensation offer and the calculation worksheet. Subsequent to this meeting, the agent left Ms. Wetherell four unreturned voicemails. On June 12th, the agent spoke again with Ms. Wetherell, who stated that she passed the easement information over to Mr. Jack Bodine, who had signing authority, and to the current tenant, and was awaiting further information. Over the course of the next month and a half, the land agent made an additional five attempts to discuss the easement with Ms. Wetherell. On July 30th, Ms. Wetherell denied survey permission and stated that a letter of representation would be forthcoming, which ATXI received from Ms. Handegan on August 1st.

Ms. Handegan represents seven of the parcels along the Project, including JMB. For all seven parcels, Ms. Handegan has expressed concern with the terms of the easement and the amount of compensation ATXI is offering for the easements.

Ms. Handegan believes the easement language should include the AIMA, tile repair and abandonment language. ATXI has provided Ms. Handegan with a word version of a confidential settlement agreement to address these concerns, and after receiving her edits, responded with suggested language to address her additional concerns regarding ingress/egress and buried utility lines. ATXI believes that the parties will be able to reach an agreement regarding the easement

Landowner Specific Narrative Summary
JMB Real Properties LLC Series No. 4

terms, however, compensation remains the main impediment to a voluntary agreement.

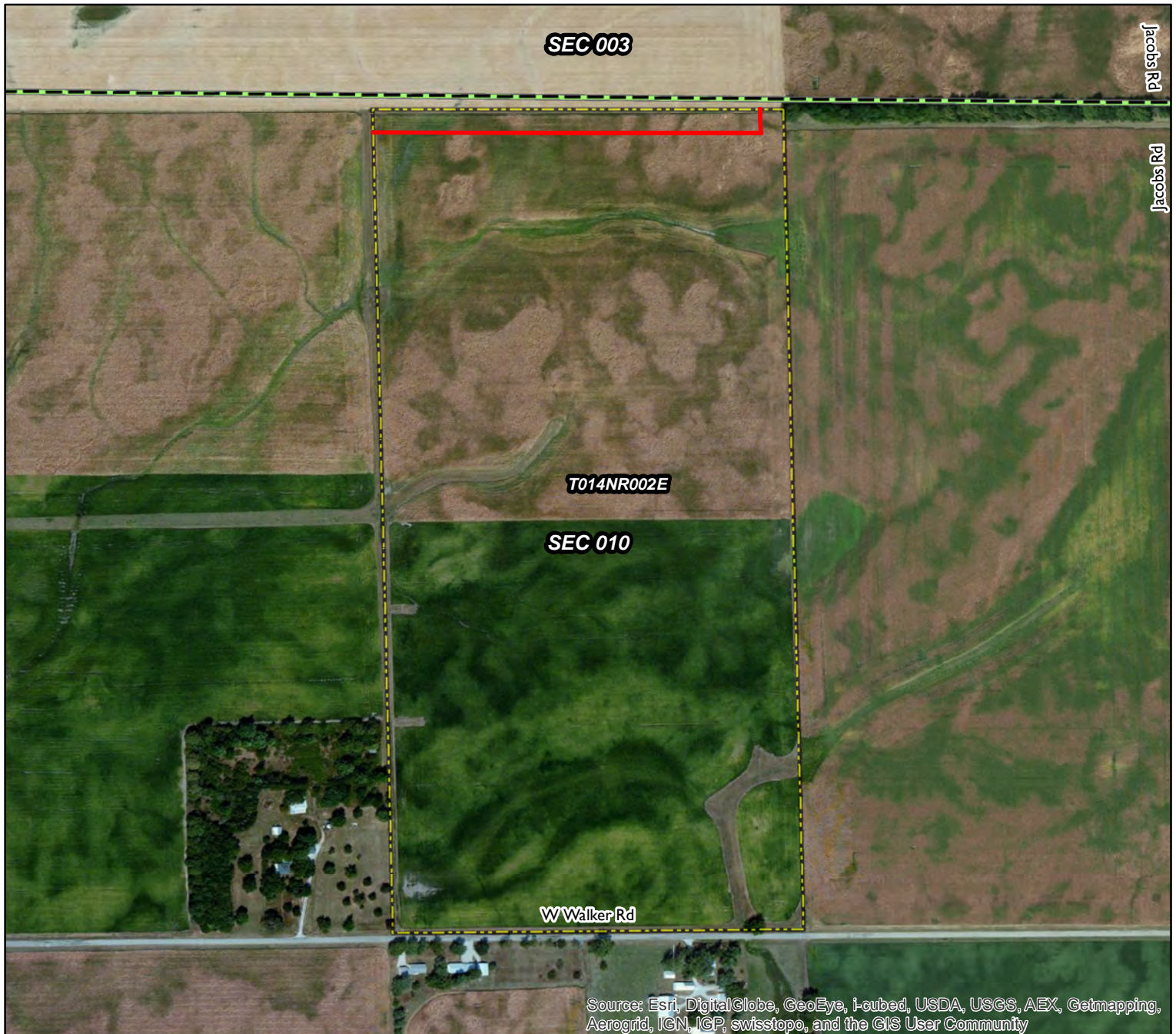
As for compensation negotiations, Ms. Handegan initially requested 125% of the appraised value of the parcels for each of these properties because she negotiated this sum for pipeline easements. Ms. Handegan also alleged concerns with ATXI's appraisals because Christian County land values are fluid and any appraisal more than 90 days old is unacceptable. The agent responded to Ms. Handegan that she could have her own appraisals conducted, which would help substantiate her offer. On September 16th, Ms. Handegan increased the amount of her counteroffer to a specific dollar amount per acre. The counteroffer was not substantiated with any comparables, appraisals, or any other documentation supportive of this per acreage prices. Then, on December 3rd, Ms. Handegan stated that she would settle almost all of her tracts for 125% of ATXI's appraisal price. Despite requests from the land agent for an appraisal or comparable sales substantiating this counteroffer, Ms. Handegan has yet to provide any supportive documentation.

ATXI will continue to negotiate with Ms. Handegan regarding compensation and easement terms, however, given the disparity with respect to compensation, a voluntary agreement in the time frame supportive of this line segment's in-service date is not expected.

Macon County, IL

Macon County, Illinois

Tax ID: 20-10-200-001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 165 330 660 990 Feet

JMB Real Properties LLC Series No. 4

Tract No.:A_ILRP_PZ_MA_431

Date: 7/25/2014

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒ AS
2. Initial appointment set for 05/21/2014 ☒ AS
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒ AS
4. Prepare and review Acquisition documents and maps ☒ AS
5. Provide landowner with business card and show Ameren ID badge ☒ AS
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:
No questions☒ AS
7. Provide/explain the purpose of the project ☒ AS
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B☒ AS
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒ AS
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒ AS
14. Agent Name (Print and Sign) AS Sullivan ☒ AS

EXHIBIT "A"

A 4.635 ACRE TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JMB REAL PROPERTIES LLC SERIES NO. 4, RECORDED IN BOOK 4345, PAGE 820 OF THE DEED RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-FOOT X 1.2-FOOT STONE FOUND AT THE NORTHWEST CORNER OF SAID WEST 1/2, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 1099009.27, E: 805398.48;

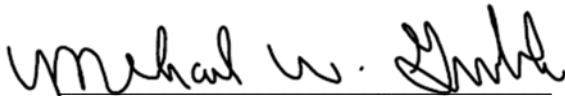
THENCE SOUTH 88 DEGREES 57 MINUTES 26 SECONDS EAST, ALONG THE NORTH LINE OF SAID WEST 1/2, TO THE NORTHEAST CORNER OF SAID WEST 1/2, A DISTANCE OF 1,346.22 FEET FROM WHICH A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 88 DEGREES 57 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,332.64 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF SAID WEST 1/2, A DISTANCE OF 150.03 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 57 MINUTES 26 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,345.75 FEET TO A POINT IN THE WEST LINE OF SAID WEST 1/2;

THENCE NORTH 00 DEGREES 20 MINUTES 47 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 150.04 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 201,898 SQUARE FEET OR 4.635 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 10/13/2014



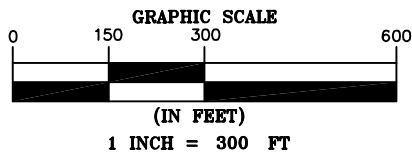


EXHIBIT "A"

N

DAVID M. RENTON
BOOK 2106, PAGE 360
BOOK 2434, PAGE 790
D.R.M.C.I.
A_ILRP_PZ_MA_429

TRACT 1
NEAL E. STOMBAUGH AND
IRMA K. STOMBAUGH, TRUSTEES
OF THE NES AND IKS TRUST
BOOK 4194, PAGE 384
D.R.M.C.I.
A_ILRP_PZ_MA_433

P.O.B.
GRID COORDINATES
N:1099009.27
E:805398.48

S88°57'26"E 1332.64'
P.O.R.-1/2" IRON ROD
FOUND NE COR NE 1/4

SECTION 10
TOWNSHIP 14N
RANGE 2E

PROPOSED 150'
WIDE EASEMENT
4.635 ACRES
(201,898 S.F.)

DOROTHY RUTH BERRY, TRUSTEE OF THE
DOROTHY RUTH BERRY LIVING TRUST
BOOK 2551, PAGE 665
BOOK 2551, PAGE 667
D.R.M.C.I.
A_ILRP_PZ_MA_432

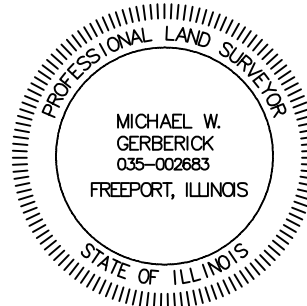
JMB REAL PROPERTIES LLC
SERIES NO. 4
BOOK 4345, PAGE 820
D.R.M.C.I.
A_ILRP_PZ_MA_431

TRACT 1
JAMES E. PECKERT, SUCCESSOR
TRUSTEE OF THE ORVILLE G.
RICHARDS TRUST
BOOK 3634, PAGE 821
D.R.M.C.I.
A_ILRP_PZ_MA_430

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°57'26"E	1346.22'
L2	S00°10'07"E	150.03'
L3	N88°57'26"W	1345.75'
L4	N00°20'47"W	150.04'

LEGEND

D.R.M.C.I.	DEED RECORDS MACON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
□	2' X 1.2' STONE FOUND
△	CALCULATED POINT
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS

JOB NUMBER: 32359

DATE: 10/13/2014

SCALE: 1"=300'

TRACT ID: ILRP_PZ_MA_431

DRAWN BY: EEV



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 10, TOWNSHIP 14 NORTH, RANGE 2 EAST
OF THE 3RD PRINCIPAL MERIDIAN
MACON COUNTY, ILLINOIS